

CITY OF FORT WAYNE, INDIANA
JOURNAL OF THE PROCEEDINGS
OF THE COMMON COUNCIL

BRADBURY P , BURNS P , EISBART P ,
GIAQUINTA , HENRY P , REDD P ,
SCHMIDT P , STIER P , TALARICO P ,

SPECIAL , 19 ,

SESSION HAVING BEEN DELIVERED TO THE COUNCIL, WERE, ON MOTION, APPROVED AND PUBLISHED.

THE COUNCIL THEN ADJOURNED.

CERTIFICATE

I hereby certify that I am the duly elected, acting and incumbent City Clerk of Fort Wayne, Indiana and as such the custodian of the records of the Common Council of said City and that the above and foregoing is the true, full and complete record of the proceedings of the Common Council of the City of Fort Wayne, Indiana for its Regular Session, held on Tuesday the 10th day of March, 19 87, that the numbered ordinances and resolutions shown therein were duly adopted by said Common Council on said date and were presented by me to the Mayor of the City of Fort Wayne and were signed and approved or disapproved by said Mayor as and on the dates shown as to each such ordinance and resolution respectively; and that all such records, proceedings, ordinances, and resolutions remain on file and record in my office.

WITNESS my hand and the official seal of the City of Fort Wayne, Indiana, this _____ day of _____, 19____,

SANDRA E. KENNEDY, CITY CLERK

COMMUNICATIONS FROM THE MAYOR

February 26, 1987

To the Common Council
Gentlemen and Mrs. Bradbury:

Today, February 26, 1987, I have approved the following ordinances and resolutions passed by the Common Council at this meeting of February 24, 1987

(Bill No. S-87-02-01)
(SPECIAL ORDINANCE NO. S-30-87)

AN ORDINANCE approving Civil City Purchase Order #A-49735, with the Elliott Equipment Co., for the Traffic Engineering Department of the City of Fort Wayne, Indiana

(Bill No. S-87-02-02)

AN ORDINANCE approving the awarding of Reference #1275, by the City of Fort Wayne, Indiana, by and through its Department of Purchasing and Pic-Trics Production Company, Inc., for the Board of Public Works and Safety

(Bill No. G-87-02-03)
GENERAL ORDINANCE NO. G-07-87

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF FORT WAYNE AS APPROVED BY THE COMMON COUNCIL IN ORDINANCE NO. G-06-82 AS AMENDED BY ORDINANCE NO. G-22-86

(Bill No. Z-86-09-17)
(as amended)
ZONING MAP ORDINANCE NO. Z-01-87

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. F-2

(Bill No. S-87-02-04)
SPECIAL ORDINANCE NO. S-32-87

AN ORDINANCE approving Change Order No. 1, Res. 6044-86, Wells Street Revitalization Tree Installation, with Landmark Design Landscaping Corporation, in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-02-05)
SPECIAL ORDINANCE NO. S-33-87

AN ORDINANCE approving the award of Reference #802, by the City of Fort Wayne, Indiana, by and through its Department of Purchasing, with All Phase Electric Company and Central Supply Company, Inc., for the Street Lighting Department

(Bill No. S-87-02-06)
SPECIAL ORDINANCE NO. S-34-87

AN ORDINANCE approving Change Order No. 1 and Final, Res. #407-85, Ph. VI, Southwest Interceptor S-1, with Winzeler Excavating, Inc., in connection with the Board of Public Works and Safety of the City of Fort Wayne, Indiana

(Bill No. S-87-02-07)
SPECIAL ORDINANCE NO. S-35-87

AN ORDINANCE approving City Utilities Purchase Order #A-51734, by the City of Fort Wayne, Indiana, by and through its Department of Purchasing and Friden Mailing Equipment Company

(Bill No. S-87-02-08)
SPECIAL ORDINANCE NO. S-36-87

AN ORDINANCE approving the purchase of additional product, per Reference No. 801, by the City of Fort Wayne, Indiana, by and through its Department of Purchasing and Worthington Steel Company, for the Water Pollution Control Plant

Respectfully yours,



Win Moses, Jr.
Mayor



MEMORANDUM

TO: City Council Members

FROM: Greg Purcell, Director
Community Development & Planning

SUBJECT: Sign Ordinance

DATE: February 17, 1987

This is to provide you with an update on the Sign Ordinance and the work of the Sign Ordinance Review Committee created by the ordinance. A list of the Committee membership by representative group is shown in Attachment I for your review.

While the ordinance has not been in effect for six months, the Committee has already started its work. Because of two problem areas in the ordinance, we are making recommendations for two immediate changes, before a comprehensive review of the ordinance is completed. The two areas of concern are listed below with some background explanation for your review:

I. Filing Fees for Signs

The new ordinance created three classes of fees as shown:

- \$10.00 - Signs in Residential Areas
- \$25.00 - Signs in Commercial & Office Districts
- \$50.00 - Signs in Industrially Zoned Districts

Our experience has indicated that the fee structure has been imposing a "hardship" burden on small sign contractors, particularly in industrially-zoned areas. In some cases, the painted signs in an industrial area only cost \$200-300 and a fee of \$50.00 is simply too high a percentage of the total project cost.

After an extensive review of sign fees in other cities, the staff and Committee agreed to a model used by Columbus that is simple to understand and based upon sign size. The revised fee for signs can be quickly calculated and significantly reduces the cost to smaller sign users, as shown in the Committee's unanimous recommendation.

Sign Ordinance Review Committee Recommendation

Sign Fee - \$.20 per square foot per sign; \$.10 per square foot for the second side of the same sign.

II. Variance to Allow Signs in Residential Districts

In one case that has come before the BZA and at least one other pending, it has come to our attention that the Sign Ordinance prohibits a sign of more than one square foot in a residentially-zoned district - even when the BZA has granted a "variation of use" for an office or commercial purpose. This prohibition leaves us in the awkward position of authorizing a commercial use when granted by the BZA, and not granting the BZA the power to authorize a sign for the business. To correct this problem, the Committee has made the following recommendation, which was unanimous with the exception of Mr. Ray Racine. Mr. Racine felt the variance for signs should only be available in R-3 Districts.

Sign Ordinance Review Committee Recommendation

Amend the Variance Procedure 5.34.140 as shown in the ordinance to allow the BZA the authority to approve a variance for one "on-premise" wall sign up to 32 square feet, and one "on-premise" ground sign per street entrance up to 32 square feet. It should be noted that the BZA would be required to meet the setback and other restrictions specified in this amendment, and further, that the BZA can impose a variety of other conditions as it may deem appropriate with the individual circumstances.

I trust this information will be helpful to the Council in reviewing these amendments. Should you have any questions, please do not hesitate to contact me at 427-1131.

Division of Community Development & Planning

BRIEF TITLE

Sign Ordinance Amendment

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address

Reason for Project

To amend two (2) sections of the present ordinance to eliminate problems created by present fee structure and prohibiting of signs in some office parks.

Discussion (Including relationship to other Council actions)

The Sign Ordinance passed by City Council in November of 1986, contained provisions requiring review of the Sign Ordinance within six (6) months of passage. The Sign Committee to review the ordinance was appointed by the Mayor and Council and includes: Mayor's appointees - Jerry Zuber (Diamond Sign Company), Tom Borne (Burkhart Advertising), Ray Racine (Northside Neighborhood Assn, President), Marge White (Faith United Methodist Church), Randy O'Daniel (O'Daniel Oldsmobile); Ben Eisbart Council appointee. The Sign Committee met for the first time on February 10th and has requested that the attached amendments be approved by the Common Council as soon as possible.

The first amendment proposes a change in the fee structure to allow more equity than the present system of charging by zoning district rather than size. The staff contacted a number of cities in Indiana regarding their fee structure for signs. The proposed fees are similar to that of the City of Columbus, Indiana.

POSITIONS

RECOMMENDATIONS

Sponsor

Site Review Committee

Area Affected

City Wide

Other Areas

Applicants/
Proponents

Applicant(s)

City Department

Other

Opponents

Groups or Individuals

None

Basis of Opposition

Staff
Recommendation☒ For ☐ Against

Reason Against

Board or
Commission
Recommendation

By

N/A

☐ For ☐ Against
☐ No Action Taken

☐ For with revisions to condition
 (See Details column for condition)
CITY COUNCIL
ACTIONS
(For Council
use only)☐ Pass ☐ Other☐ Pass (as amended) ☐ Hold☐ Council Sub. ☐ Do not pass

DETAILS

The second amendment will correct an oversight in the original drafting of the text. The present ordinance allows I.D. Signs for signs in Professional Office Districts, however, the office uses approved by the Board of Zoning Appeals, such as those in University Park and the Lake Avenue Corridor, between Coliseum Blvd and Lake Avenue, are only permitted to have one (1) square foot sign as they are in residential districts. The second amendment to allow signs by BZA for variances has not been unanimously approved by the Sign Committee. Mr. Racine proposed that only R-3 - residential district may allow BZA approval of larger signs as proposed, but other residential districts should not permit more than one (1) square foot wall sign as currently permitted.

POLICY/PROGRAM IMPACT

Policy or
Program
Change

☐ No

☐ Yes

Operational
Impact
Assessment

(This space for further discussion)

Project Start

Date

Projected Completion or Occupancy

Date

Fact Sheet Prepared by

Date 2-27-87

Patricia Biancaniello

Reviewed by

Date

Darryl Smith

2/27/87

Reference or Case Number



The City of Fort Wayne

LAND USE MANAGEMENT
Division of Community Development & Planning

26 February 1987

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-87-02-25

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
26th day of February 1987.

Robert Hutner
Secretary

Division of Community Development & Planning

BRIEF TITLE

Zoning Ordinance Amendment

APPROVAL DEADLINE

REASON

From R-1 to B-1-A

DETAILS

Specific Location and/or Address

2506 No Clinton Street

Reason for Project

WITHDRAWN AT REQUEST OF PETITIONER

Discussion (Including relationship to other Council actions)

POSITIONS

RECOMMENDATIONS

Sponsor

City Plan Commission

Area Affected

City Wide

Other Areas

Applicants/
Proponents

Applicant(s)

Wayne Lomont
City Department

Other

Opponents

Groups or Individuals

Basis of Opposition

Staff
Recommendation☐ For☒ Against

Reason Against

Board or
Commission
Recommendation

By

☐ For☐ Against☒ No Action Taken☐ For with revisions to conditions
(See Details column for conditions)CITY COUNCIL
ACTIONS
(For Council
use only)☐ Pass☐ Other☐ Pass (as
amended)☐ Hold☐ Council Sub.☐ Do not pass

DETAILS

POLICY/PROGRAM IMPACT

Policy or
Program
Change

☐

No

☐

Yes

Operational
Impact
Assessment

(This space for further discussion)

Project Start

Date 20 January 1987

Projected Completion or Occupancy

Date 26 February 1987

Fact Sheet Prepared by
Patricia Biancaniello

Date 26 February 1987

Reviewed by

Gary Barts
Reference or Case Number

Date

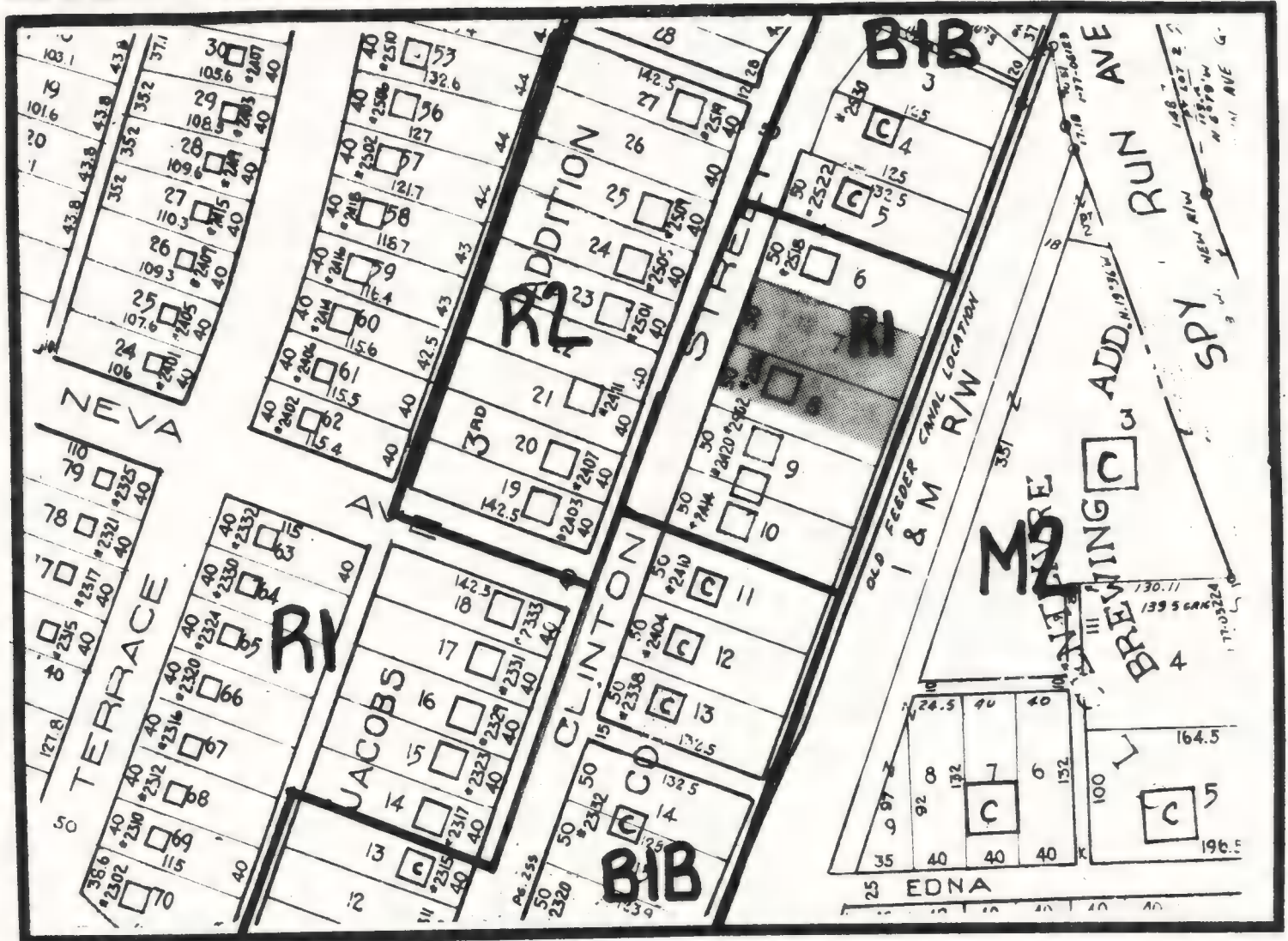
27 February 1987

REZONING PETITION #2-1

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM R-1 DISTRICT TO A B-1A DISTRICT.

MAP NO. M-18

COUNCILMANIC DISTRICT NO. 3



ZONING:

R1 RESIDENTIAL DISTRICT
 R2 RESIDENTIAL DISTRICT
 BIB LIMITED BUSINESS 'B'
 M2 GENERAL INDUSTRY

LAND USE:

□ SINGLE FAMILY
 ■ COMMERCIAL

SCALE: 1"=125'

DATE: 1-29-87



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 24, 1987 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-87-02-25; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on February 23, 1987.and,

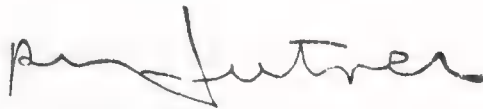
WHEREAS, a letter requesting WITHDRAWAL of the proposed ordinance has been filed with the City Plan Commission.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance be withdrawn in accordance with the written request.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held February 23, 1987.

Certified and signed this
26th day of February 1987.



Robert Hutner
Secretary

Change of Zone # 251

William Swift, attorney for Wayne Lomont, requests a change of zone from R-1 to B-1-A.

Location: 2506 N. Clinton Street

Legal Desc: See file

Land Area: Approximately 0.238 Acres

Surroundings:	North	R1 / B-1-B	Residential & Commercial
	South	R1 / B-1-B	Residential & Commercial
	East	M-2	Commercial
	West	R-2	Residential

Reason for Request: Beauty Shop / Barber Shop

Neighborhood Assoc.: North Triangle & Brookview Civic Assoc.

Neighborhood Planning: No Comment

Comprehensive Plan: The General Land Use Policies of the Comprehensive Plan state that rezoning and development proposals should be compatible with existing and planned land uses and should not establish an undesirable precedent in the area to be developed. The Goal in the Middle Ring, where this request is located, is to maintain investments and prevent deterioration in existing neighborhoods.

Planning Staff Discussion:

Clinton Street is a major traffic carrier into the downtown area. The residential nature of this corridor has been exposed to commercial attack over a number of years. Commercial development has been slow in taking place, probably due to the associated traffic/access problems along this corridor.

It is difficult to justify the continued use of the R-1 classification at this location. However, we would prefer to see the properties immediately north, and south, join in the petition. Approval of the petition as submitted would create a R-1 parcel on either side, with commercial designation on either side of them.

Change of Zone # 251
2506 N. Clinton Street

Recommendation: Do Not Pass

1) Approval would create a commercial island between residential uses, with commercial uses on either side of the residential. That situation would not be considered as an acceptable planning practice. (Petitioner is invited to seek other owners to join in a new petition.)

2) Approval would result in setting a precedent allowing certain spot zoning, which could weaken the policies of the Commission as they regard planning practices and policies.

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The City of Fort Wayne

LAND USE MANAGEMENT

Division of Community Development & Planning

3 March 1987

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-87-02-23

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
3rd day of March 1987.

Robert Hutner
Secretary

Division of Community Development & Planning

BRIEF TITLE

Zoning Map Amendment

APPROVAL DEADLINE

REASON

From RB to POD

DETAILS

Specific Location and/or Address

7200 Block of Mill Run Drive

Reason for Project

To develop a Professional Office Park.

Discussion (Including relationship to other Council actions)

23 February 1987 - Public Hearing

Mike Todoran, developer with Willow Creek Ltd., stated that they are also the developers and owners of the multi-family property that bounds this property on the south and east. He stated that they have been involved in those properties since 1979. He stated they propose to construct 6 single story buildings each approximately 5500 sq ft on the corner of Lower Huntington and Baer Field Thruway. He stated that the zoning they are requesting allows for professional use only and no retail. He stated they want to develop the property in a way that would be compatible with the adjacent property.

Sally Oswald, 1108 Lwr Huntington Road
Boris Kuzeff, 1006 Lwr Huntington Road

The concerns stated were over increased traffic flow and the question of whether the developer would be required to put a traffic signal at Penmoken Drive and Lower Huntington Road. It was felt that turn lanes should be provided.

POSITIONS

RECOMMENDATIONS

Sponsor

City Plan Commission

Area Affected

City Wide

Other Areas

Applicants/
Proponents

Applicant(s)

Willow Creek Ltd

City Department

Other

Opponents

Groups or Individuals

Ted & Sally Oswald
Boris Kuzeff

Basis of Opposition

-increased traffic congesti
-types of uses allowed
not be compatible with are

Staff
Recommendation☒ For☐ Against

Reason Against

Board or
Commission
Recommendation

By

☒ For☐ Against☐ No Action Taken

☐ For with revisions to conditions
(See Details column for conditions)

CITY COUNCIL
ACTIONS
(For Council
use only)☐ Pass☐ Other☐ Pass (as
amended)☐ Hold☐ Council Sub.☐ Do not pass

DETAILS

Ted Oswald questioned if this property was not developed by the present developer what would be allowed on the property due to the rezoning.

Steve Smith stated that if the property is zoned POD and this developer fails to develop his project the only use allowed would be for professional offices. He stated that anyone wanting to develop the property would have to come back to the Commission with a new primary and secondary development plan for public hearing and approval by the Commission.

Mike Todoran in rebuttal stated that Baer Field Thruway is a 4-lane highway and the part of Lower Huntington Road that bounds their property is also 4-lanes. He stated that although they have no accel-decel lanes there are two lanes in either direction for thru traffic to allow slower traffic entering the property either to enter or exit. He stated due to the nature of the development being offices they felt the traffic would not conflict with the people leaving the apartments in the morning or coming home in the evening. He stated they also have two exits to the property of Willow Creek Apartments the other being Lakeridge Drive. He stated that they do intend to landscape. He stated they felt the development would serve as a buffer between the multi-family and single family areas.

Janet Bradbury questioned what the projected daily traffic counts would be.

Mr. Todoran stated possibly 75 to 100 cars a day.

Steve Smith requested that staff obtain more

POLICY/PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

(This space for further discussion)

information from street & traffic engineering prior to the business meeting, with regard to the issue of traffic congestion and the number of accidents at this location and if they feel there is a need for a traffic signal.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

2 March 1987 - Business Meeting

Motion was made to return the ordinance to the Common Council with a DO PASS recommendation, motion carried.

Of the eight members present 7 voted in favor of approval one (1) did not vote.

Project Start

Date 23 January 1987

Projected Completion or Occupancy

Date 3 March 1987

Fact Sheet Prepared by

Patricia Biancaniello

Date 3 March 1987

Reviewed by

Darryl Back
Reference or Case Number

Date

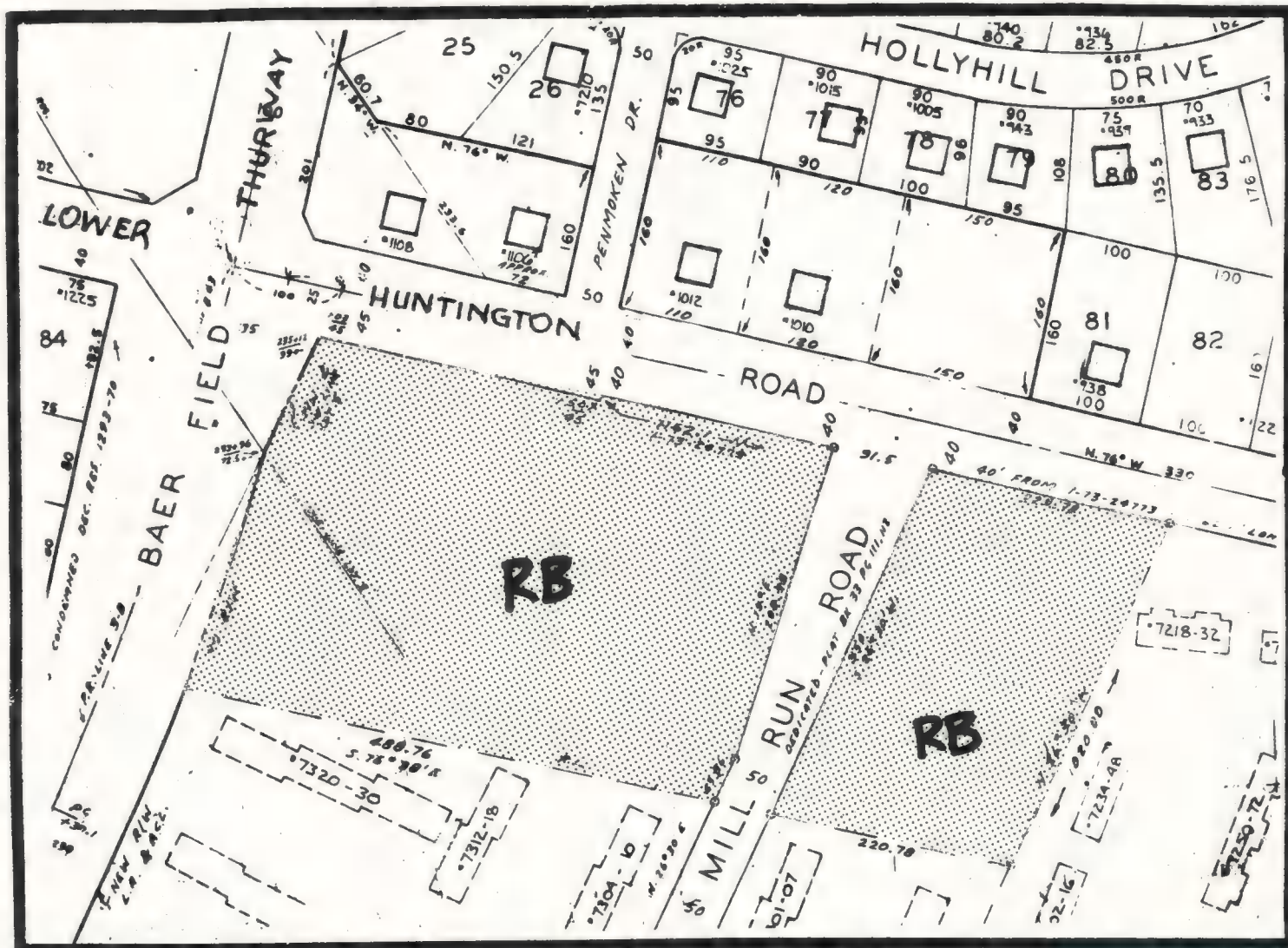
6 March 1987

REZONING PETITION #202

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM A RB DISTRICT TO A P.O.D. DISTRICT.

MAP NO. K-27

COUNCILMANIC DISTRICT. NO. 4



ZONING:

RB RESIDENCE 'B'

LAND USE:

- ☐ SINGLE FAMILY
- ☒ MULTI-FAMILY

SCALE: 1"=160'

DATE: 1-29-87

L.W



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 24, 1987 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-87-02-23; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on February 23, 1987.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 2, 1987.

Certified and signed this
3rd day of March 1987.



Robert Hutner
Secretary

Change of Zone # 253

Richard Fox, attorney for Colonial Investment Group, requests a change of zone from RB to P.O.D.

Location: 7200 Block of Mill Run Road

Legal Desc.: See File

Land Area: Approximately 5.5 Acres

Surroundings:	North	RB	Single Family Residential
	South	RB	Multi-family Residential
	East	RB	Multi-family Residential
	West	RB	Single Family Residential

Reason for Request: Professional Office Development

Neighborhood Assoc.: Lakeshores Community Assoc.

Neighborhood Planning: No Comment

Comprehensive Plan: The General Land Use Policies of the Comprehensive Plan state that rezoning and development proposals should be compatible with existing and planned land uses and should not establish an undesirable precedent in the area to be developed. The Goal in the Middle Ring, where this request is located, is to maintain investments and prevent deterioration in existing neighborhoods.

Planning Staff Discussion:

This parcel is located at the intersection of Lower Huntington and Baer Field Thruway. The proposed office development should serve as a needed buffer. It would buffer the existing single family uses from the multi-family complex, and would also serve to lessen the impact of the Baer Field Thruway, by providing additional landscape beauty.

When the developers originally looked at this area, they had proposed a PUD with this portion developed commercially. With the passage of time, and changes in development philosophy, the apartment complex has been developed under the RB classification. The rezoning petition before us would allow a planned development of office uses, and would incorporate mandatory buffering.

Change of Zone # 253
7200 Block Mill Run

Recommendation: Approval

- 1) Approval will allow the development of a planned district, which will serve as a buffer between existing uses.
- 2) Approval will allow a less commercial appearing development to occur near a major traffic carrier, thereby providing the highest possible use of the parcel in question.



The City of Fort Wayne

LAND USE MANAGEMENT

Division of Community Development & Planning

3 March 1987

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

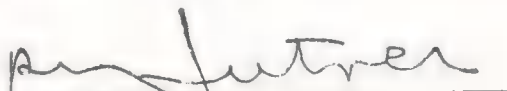
Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-86-12-22

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
3rd day of March 1987.


Robert Huthner
Secretary

Division of Community Development & Planning

BILL NUMBER

BRIEF TITLE

APPROVAL DEADLINE

REASON

Zoning Map Amendment

From R-1 to B-3-B

DETAILS

Specific Location and/or Address

Southeast corner of Getz & Illinois Road

Reason for Project

A planned shopping center development with individual or condominium offices also.

Discussion (Including relationship to other Council actions)

15 December 1986 - Public Hearing

Minutes for this meeting are attached.

22 December 1986 - Business Meeting

This request was deferred for 60 days to allow for the completion of the Illinois/W. Jefferson Corridor Study.

2 March 1987 - Business Meeting

Motion was made to return the ordinance to the Common Council with a DO NOT PASS recommendation, motion carried. Of the 8 members present 7 voted in favor of denial one (1) did not vote.

NOTE: Site Committee stated that a request for a change of zone to a B-2-D should not be considered by the Plan Commission until

POSITIONS

RECOMMENDATIONS

Sponsor

City Plan Commission

Area Affected

City Wide

Other Areas

Applicants/
Proponents

Applicant(s)

Duraski Development Corp.
City Department

Other

Opponents

Groups or Individuals

Kathleen McBride
Jeff Havert

Basis of Opposition

-heavy traffic congestion
-increase flooding in area

Staff
Recommendation

☐ For ☒ Against

Reason Against

-B-3-B would allow incompatible uses - the B3B does not allow Dev. Plan Review

Board or
Commission
Recommendation

By

☐ For ☒ Against
☐ No Action Taken

☐ For with revisions to condition
(See Details column for condition)

CITY COUNCIL
ACTIONS
(For Council
use only)

☐ Pass ☐ Other
☐ Pass (as amended) ☐ Hold
☐ Council Sub. ☐ Do not pass

DETAILS

all the required information for the development plan under this district is submitted and the staff has had a chance to review and evaluate the proposal.

POLICY/ PROGRAM IMPACT**Policy or
Program
Change**☐

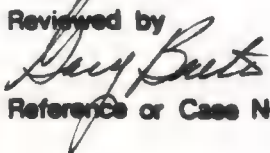
No

☐

Yes

**Operational
Impact
Assessment**

(This space for further discussion)

Project Start**Date** 14 November 1986**Projected Completion or Occupancy****Date** 3 March 1987**Fact Sheet Prepared by**
Patricia Biancaniello**Date** 3 March 1987**Reviewed by****Date**

6 March 1987

Reference or Case Number

- b. Change of Zone #233
From R-1 to B-3-B
Southeast corner of Getz and Illinois Road

Stephen Trotter, attorney, representing Duraski Development Corporation, the applicants. He stated that the initial applica-

tion was for a B-3-B zoning but after meeting with the staff they have agreed to a B-2 preferable a "D" designation. He stated that this is for a planned shopping center development with individual or condominium offices on the south side, which would serve as a buffer to that part of the residential neighborhood.

David Cole, architect, described the proposed development. He stated that it is approximately 36 acres and the project ranges from 230,000 sq ft shopping center on one story, possible two story. He stated also is a separate building a cinema 8,200 sq ft a bank at 3,200 sq ft and a restaurant with about 5,000 sq ft. He stated that is a total coverage of 246,000 sq ft. He stated that separate from that along the south side of the site are 10 office condominiums at 4,500 sq ft a piece, for a total of 45,000 sq ft of office space. He stated that they have had a preliminary routing and have discussed with city staff and CD&P the implications of the project. He stated that they have shown an entry to the north opposite the entry to the Automat, they are connecting up with the frontage road from O'Daniels and they are showing an exit on Getz Road, which they understand that there is some concern of the City staff on that access. He stated that they are also aware that all traffic decisions on the Illinois Road Corridor are pending a study that a traffic consultant is doing for the city. He stated that they are in the process of generating proposed traffic generations for this project and have initial discussion with the Traffic Consultant to give him our input. He stated that they are showing a perimeter road to take the traffic for this project onto the interior of the site breaking up the parking into smaller areas and trying to save as much existing vegetation on the south and on the west as a buffer to the residential. He stated that in addition the office condos are one story with parking broken up into smaller pieces. He stated that they are showing a 100 foot plus buffer to the west along Getz Road. He stated it will have a manmade creek and retain natural vegetation. He stated they also have buffering along the south between the residential there. He stated they also have shown cul-de-sacs on the south side of the site to take care of a potential dead end street in the residential development to the south.

Mel Smith asked how many homes were located on the property in question.

Mr. Cole stated that there are 13 parcels of land but there are approximately 20 homes on the property.

Mel Smith questioned where the drainage from the property would be directed.

Duane Embury with Z.K. Tazian Engineers, stated they have spoken with Bill Sweet, County Surveyor regarding the Flaugh Drain and the Lawrence Drain. He stated they will either have to retain

the off-site drainage for the improvement area if it runs to the Lawrence Drain or the County Surveyor has asked them to divert the shed from this site, which can be done, to the Flaugh. He stated that the Flaugh is less developed and has a lot more restrictions with the Floodplain than the Lawrence. He stated that in the southeast corner of the property there is a naturally draw through there that could be picked up and all of the onsite developed drainage could be diverted to the Flaugh. He stated that in essence the Lawrence Drain would be relieved of 35 acres of drainage. He stated that this is in compliance with the County Surveyor's own restrictions to development to the north of the area, which also is developing 40 acres to the Flaugh.

Ben Eisbart questioned the creek along Getz Road.

Duane Embury stated it is a manmade creek it is for aesthetics. He stated probably some of the water will have to be regenerated in the area. He stated it will have a false bottom.

Steve Trotter stated that they had a neighborhood meeting at one of the area church's last Monday and tried to address any questions they may have had regarding property values. He stated they feel that the area is a growing and expanding area in the community and if allowed to develop it in the manner they wish to that it should only enhance property values. He stated that one of the suggestions that came from the meeting was that the seniors in the area having no where to walk, asked if they could possible consider a foot path to run parallel to the frontage road. He stated they request they elevate it something like the one that runs along the river on Spy Run. He stated that they are trying to work that into the plan. He stated that he hoped in meeting with the area residents they responded to the their questions and concerns.

Ben Eisbart questioned which associations had been notified.

Mr. Trotter stated they had sent letters to all of the homes on Getz Road and the Westmoor Park Association.

Ben Eisbart questioned if they had notified the Reckeweg Neighborhood Association.

Mr. Trotter stated they had not.

Steve Smith stated that one of the concerns raised it to have no commercial access onto Getz Road. Mr. Smith questioned if the project were feasible with only one ingress/egress on Illinois Road.

Mr. Cole stated that it would make it more difficult, but they feel that Getz Road and its future development plans so that ingress/egress from Getz Road would enhance the facility and

create a better atmosphere for seeking tenants who are going to make the same inquiries. He stated that they feel traffic studies will show that it should not be -- that it is harmful to the Getz Road area to allow ingress/egress in the area as indicated on the site.

Duane Embury stated that the apartment complexes along Covington are fully developed and feed a lot of traffic along the Covington Road area to the north. He stated to have traffic go up Covington Road all the way to S.R. #14 then go east to the ingress road which would then be going south and into the complex, is going to create a much greater traffic pattern at S.R. #14. He stated that if they have an entrance starting at approximately 1400 feet south of the intersection most of the traffic that wants to feed into that area (inaudible) ...south of S.R.#14 would be a better safety pattern.

Herman Friedrich stated he would think that the Fire Department would want two exits in the development.

Ben Eisbart questioned what Duraski Development had developed in this area.

Mr. Cole stated that Mr. Duraski is from the St. Louis area this will be his first mid-west project.

Ben Eisbart questioned if he had developed any other multi-use shopping centers.

Mr. Cole stated not at this time.

Floyd Lancia representing Waterford Enterprises an Indiana General Partnership, and the properties located 1312, 1334 and 1404 Getz Road. He stated that this properties are directly across the street from the proposed development. He stated he was speaking in favor of the petition basically because they really think that this is the normal progression of development in terms of commercial real estate in the area, particularly starting at the Illinois Road and going south.

Kathleen McBride, 1703 Getz Road appeared before the Commission. Ms. McBride stated that she is the lot adjacent to the property on the south. She stated that there is a natural drainage ditch there presently that is insufficient and their yard gets water backed up in it. Her question was if they put the landscaping in will this affect the drainage ditch even more. She stated that she also wanted to note that some of the people in the Breconshire addition, which is directly south of this parcel, did not receive an invitation to the meeting held by the developer.

Jeff Havert, 1416 Getz Road stated that the traffic on Getz is already a problem. He stated that this development can only add

to the problem. He stated that they say that this development will increase property values but that is their opinion.

Duane Embury addressed the drainage concerns. He stated that the drainage swail that was referenced by Ms. McBride was part of the swail that they intend to clean up and modify and the massive amount of water that goes through their now will not go through there. He stated that they intend to divert the water to go through the Flaugh Ditch with the blessing of the County Surveyor's Office. Mr. Embury stated that part of the planning process will give the residents another chance at input into the development.

Ben Eisbart explained that this project will have several steps to go through in order to be developed. He stated that the Commission is simply considering rezoning the property tonight, not acting upon it. He stated that because they have asked for a shopping center designation, if rezoned, a development would have to be show where everything is going to be located, buildings, landscaping, etc. He stated if it gets to the development stage the residents will again be notified and have a change at input at another public hearing.

Ben Eisbart questioned where the Flaugh Ditch was located.

Mr. Embury stated that it runs parallel with Magnavox Way roughly 1300 feet to the west of Getz.

David Cole stated that traffic would have to be dealt with when the traffic plan is complete. He stated they are working with Traffic Engineering closely and in a responsible manner to solve any problems. He stated as far as property values it will be conjecture at this time if there will be any value increase or decrease. He stated that he thought it was to be recognized that the south and southwest area of Fort Wayne is developing in a very positive way. He stated they plan to develop the project with a lot of greenery, a lot of vegetation; breaking up the "sea of asphalt" into a bunch of small ponds beautifully surrounded by vegetation. He stated they want to be a plus to the neighborhood. He stated if allowed to do it as they propose they will be a plus to the neighborhood and enhance property values.

Ben Eisbart suggested that anyone interested should meet with the developer.

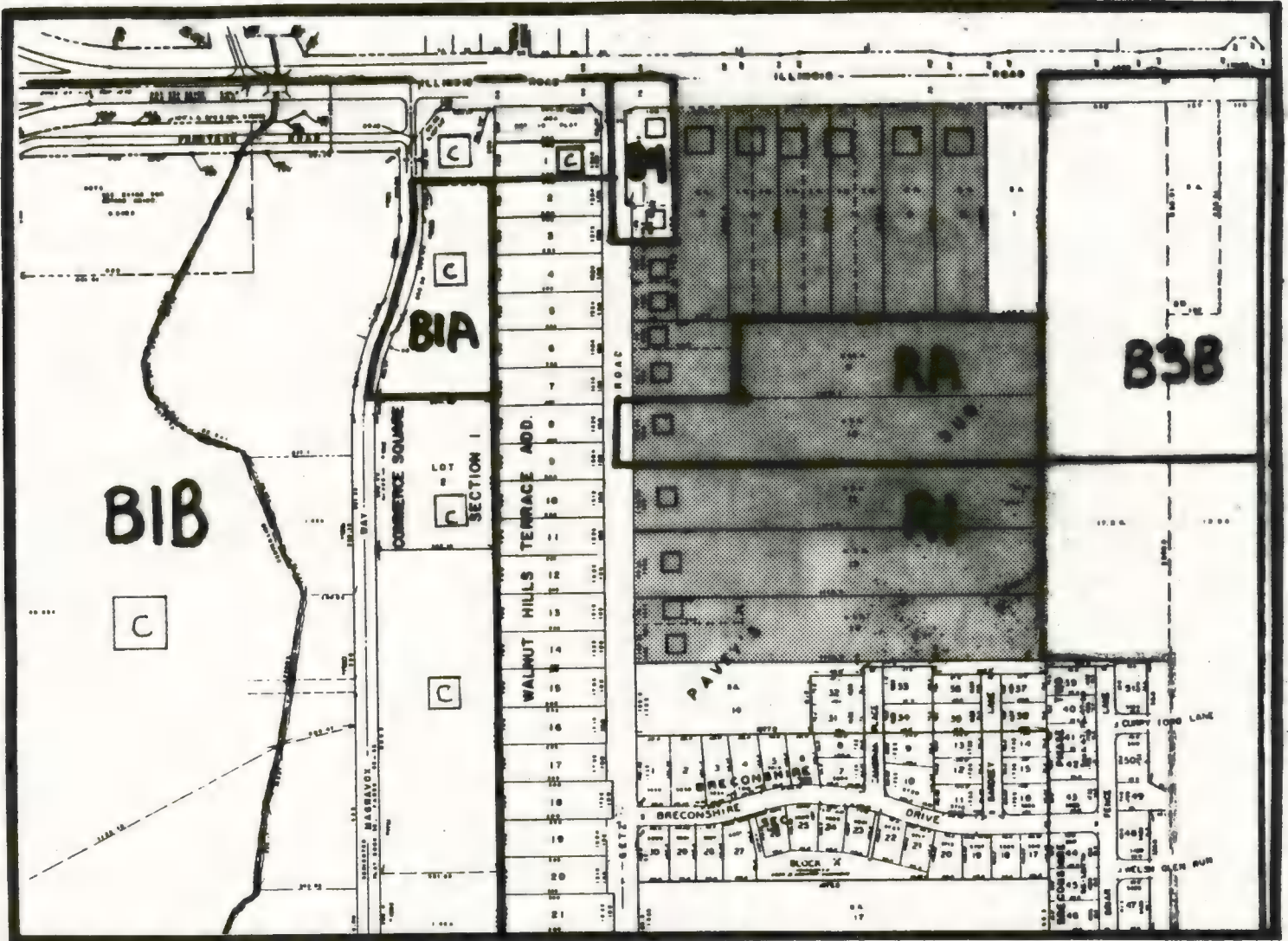
There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

REZONING PETITION #233

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM AN R-1 & R-A DISTRICT TO A B-3B DISTRICT.

MAP NO. M-2

COUNCILMANIC DISTRICT NO. 4



ZONING:

RI RESIDENTIAL DISTRICT
RA RESIDENCE 'A'
B1A LIMITED BUSINESS 'A'
B1B LIMITED BUSINESS 'B'
B3B GENERAL BUSINESS 'B'

LAND USE:

□ SINGLE FAMILY
[C] COMMERCIAL

SCALE: 1"=400'

DATE: 12-9-86



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on December 23, 1986 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-86-12-22; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on December 15, 1986.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO NOT PASS recommendation based on the Commission's following "Findings of Fact".

(1) the grant will be injurious to the public health, safety, morals and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;

(3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

(4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;

(5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 3, 1987.

Certified and signed this
3rd day of March 1987.



Robert Hutner
Secretary

Change of Zone # 233

Stephen Trotter, agent for the property owners, requests a change of zone from R-1 and RA to B-3-B.

Location: Generally located at the southeast corner of Getz and Illinois Road.

Legal: See file

Zoning: R-1 and RA

Land Area: Approximately 35.48 acres

Surroundings:	North	County	Commercial
	South	R-1	Residential
	East	B-3-B	Commercial (auto sales)
	West	R-1	Residential

Reason for Request: A proposed commercial/retail development

Comprehensive Plan: The General Land Use Policies of the Comprehensive Plan state that rezoning and development proposals should be compatible with existing and planned land uses, and should not establish an undesirable precedent in the area to be developed. The goal in the West Sector, where this request is located, is to contain urban growth within the urban service line. Commercial uses in this area are compatible with the Comprehensive Plan.

Planning Staff Discussion:

The Illinois Road area has been the site of renewed development interests over the past year. The Plan Commission has reviewed this area very carefully and has adopted certain policies regarding rezoning issues, and development. Among those policies are the requirements for a frontage road agreement, and the decision to maintain the residential uses and property values along the Getz Road corridor.

Current uses along Getz Road are primarily residential, with commercial uses located at the Covington/Jefferson intersection, and at Illinois Road. The Illinois Road corridor has been viewed as developing commercially, with the more intense commercial uses located at or near the Getz Road intersection.

We have some major concerns regarding this petition, and its impact on this area of the city. As the developer intends to construct a combination office and shopping center.

Change of Zone #233 Cont.

The City with the help of a consultant is conducting a Transportation Study of Illinois/Jefferson Corridors and preliminary results are expected in the very near future.

We would like to see data from the developer regarding traffic studies, including average trip generation of the proposed facility.

At the Public Hearing, the petitioner asked that the Plan Commission perfect this request to a B-2-D district, a planned shopping center designation. The goal of the Comprehensive Plan, for this area, is to contain development within the Urban Service Line. The potential for a new shopping center here should be considered extremely carefully. Traffic volumes are high enough that a traffic study was requested, and just recently completed, and will be presented to the Plan Commission.

A request for a B-2-D can not be properly evaluated until the developer submits all required documentation and development plans. Section 33-14 F. (4) requires the Plan Commission staff to prepare written comments based on the submission of the following information from the developer:

- (i) a generalized sketch plan of the site;
- (ii) A traffic survey of adjacent streets and highways including existing traffic counts and the anticipated additional traffic generation created as a result of the proposed development.

The developer has not submitted the information required under the ordinance so a staff evaluation can not be made. Due to the lack of "required" information, the staff has no choice but to recommend DENIAL of the petition.

Recommendation:

- 1) Original petition for B-3-B:

DO NOT PASS

A request for a change of zone to a B-2-D should not be considered by the Plan Commission until all the required information for the development plan under this district is submitted and the staff has had a chance to review and evaluate the proposal.

MARK GIAQUINTA

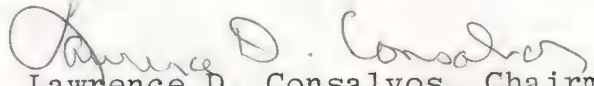
President of the Common Council
City of Fort Wayne, Indiana

Gentlemen and Mrs. Bradbury:

Attached herewith are authenticated copies of the Board of
Public Safety Regulatory Resolution Numbers: 23/87/D

For the purpose of enforcement, please make this communication
and the attached Regulatory Resolutions a matter of record and
incorporate them into the minutes of the next Common Council
Meeting.

Respectfully Submitted,


A handwritten signature in dark ink, appearing to read "Lawrence D. Consalvos", is written over the typed name.

Lawrence D. Consalvos, Chairman
Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 23/87 /D)

I hereby certify that I did this 23rd day of February, 1987 deliver to each, the City Traffic Engineer, the Chief of Police, the City Attorney, the City Clerk and the President of the Common Council of the City of Fort Wayne, Indiana respectively, a copy of the within Regulatory Resolution No. 23/87/D of the Board of Public Safety of the City of Fort Wayne, duly certified by me as Chairman of said Board, in accordance with the provisions of Section 17-4 of Chapter 17, of the Code of the City of Fort Wayne, Indiana 1986.



CHAIRMAN, Board of Public Safety

REGULATORY RESOLUTION NO. 23/87/D

(Adopted February 19, 1987)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make regulations to carry out its delegated authority thereunder; and,

WHEREAS, Section 17-31 of said chapter delegates to this Board authority to PREFERENTIAL INTERSECTION
(DELEGATED)

; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated February 19, 1987, submitted to this Board his advice with regard to the regulation hereinafter adopted, which written memorandum is on file in the office of this Board:

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA

That, pursuant to the authority delegated to this Board by Section 17-31 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986, it is hereby ordered, effective

February 19, 1987, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

PREFERENTIAL INTERSECTION (DELEGATED)

Asquith Drive — preferential — at Salisbury Drive

MARK GIAQUINTA
President of the Common Council
City of Fort Wayne, Indiana

Gentlemen and Mrs. Bradbury:

Attached herewith are authenticated copies of the Board of
Public Safety Regulatory Resolution Numbers: 24/87/E
25/87/E
26/87/E

For the purpose of enforcement, please make this communication
and the attached Regulatory Resolutions a matter of record and
incorporate them into the minutes of the next Common Council
Meeting.

Respectfully Submitted,



Lawrence D. Consalvos, Chairman
Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 24/87/E
25/87/E)
26/87/E

I hereby certify that I did this 2nd day of
March, 1987 deliver to each, the City Traffic
Engineer, the Chief of Police, the City Attorney, the City
Clerk and the President of the Common Council of the City
of Fort Wayne, Indiana respectively, a copy of the within
Regulatory Resolution No. 24/87/E
25/87/E of the Board of Public
26/87/E
Safety of the City of Fort Wayne, duly certified by me as
Chairman of said Board, in accordance with the provisions
of Section 17-4 of Chapter 17, of the Code of the City of
Fort Wayne, Indiana 1986.



CHAIRMAN, Board of Public Safety

REGULATORY RESOLUTION NO. 24/87/E

(Adopted February 24, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to RENEW & EXTEND REG. RES. 1/87/E: STOP INTERSECTION

(EMERGENCY)

_____: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum

dated February 24, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

February 24, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Essex Lane -- stop -- for Camden Drive

Camden Drive -- stop -- for Brighton Drive

REGULATORY RESOLUTION NO. 25/87/E

(Adopted February 27, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to RENEW & EXTEND REG. RES. 2/87/E: STOP

INTERSECTION (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated February 27, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

February 27, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Easton Trail -- stop -- for Bridgewater Drive

REGULATORY RESOLUTION NO. 26/87/E

(Adopted February 27, 1987)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 10/87/E: STOP

INTERSECTION (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated February 27, 1987, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

February 27, 1987, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Inland Trail -- stop -- for Frenchman's Crossing/Larchwood Run

MARK GIAQUINTA

President of the Common Council
City of Fort Wayne, Indiana

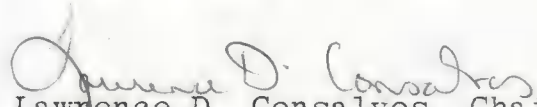
Gentlemen and Mrs. Bradbury:

Attached herewith are authenticated copies of the Board of
Public Safety Regulatory Resolution Numbers:

27/87/E
28/87/E
29/87/E
30/87/E

For the purpose of enforcement, please make this communication
and the attached Regulatory Resolutions a matter of record and
incorporate them into the minutes of the next Common Council
Meeting.

Respectfully Submitted,


Lawrence D. Consalvos, Chairman
Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 27/87 /E)

28/87/E

29/87/E

30/87/E

I hereby certify that I did this 9th day of

March, 1987 deliver to each, the City Traffic Engineer, the Chief of Police, the City Attorney, the City Clerk and the President of the Common Council of the City of Fort Wayne, Indiana respectively, a copy of the within Regulatory Resolution No. 27/87 /E of the Board of Public Safety of the City of Fort Wayne, duly certified by me as Chairman of said Board, in accordance with the provisions of Section 17-4 of Chapter 17, of the Code of the City of Fort Wayne, Indiana 1986.

J. D. Connelley
CHAIRMAN, Board of Public Safety

(Adopted March 4, 1987)

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to SPEED LIMIT 25 WHEN CHILDREN ARE PRESENT (EMERGENCY)

Laverne Avenue -- from Lake Avenue to State Blvd.

REGULATORY RESOLUTION NO. 28/87 /E

(Adopted March 6, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 11/87/E: STOP

INTERSECTION (EMERGENCY)

_____: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum

dated March 6, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

March 6, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

The first north/south alley west of Wells Street between Fourth Street and Third Street	-- stop --	for the east/west alley between Fourth Street and Third Street and Barthold Street and Wells Street
---	------------	---

REGULATORY RESOLUTION NO. 29/87 /E

(Adopted March 6, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 14/87/E: THRU

STREET (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum

dated March 6, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

March 6, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

THRU STREET

(EMERGENCY)

Cook Road -- thru street -- from Auburn Road to the west city limits except at Coldwater Road and the Schools Drive (at the entrance to Lincoln and Shawnee Schools)

REGULATORY RESOLUTION NO. 30/87 /E

(Adopted March 6, 19 87)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 15/87/E: IMPAIRED

MOBILITY PARKING (COMMERCIAL) (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum

dated March 6, 19 87, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

March 6, 19 87, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

IMPAIRED MOBILITY PARKING (COMMERCIAL) (EMERGENCY)

1300 S. Harrison Street — west side — from 30' south of Douglas Street to 20' south thereof
(meter #1302)